

April 5, 2022**Assunta Ferrante**

From: Edgardo Szulstein [REDACTED]
Sent: Sunday, April 3, 2022 9:06 PM
To: Clerks@vaughan.ca
Subject: [External] Written deputation - Amendment files OP.19.016 / Z.19.040

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NOTICE OF PUBLIC MEETING
COMMITTEE OF THE WHOLE
Official Plan Amendment File OP.19.016
Zoning By-law Amendment File Z.19.040

Good evening,

I consider the revised project a step in the right direction. However, there are still 2 concerning issues I would like to mention.

In the Nov 18th Community Open House, the builder insisted that because the building is built at a 45-degree angle, there is no need for additional measures in regard to the neighbor's privacies.

This is not my area of expertise, but there are many balconies facing South. Do these balconies fall under the 45-degree rule? What about the roof of the 5th floor? Will tenants have access to the roof, and would that be a privacy issue? Can we be assured that the families living in the new project won't have an unobstructed view of all the adjacent houses south of the project?

I was advised that a potential solution to the privacy issue is that neighbor's houses plant privacy trees in their backyards. This is not only extremely expensive but also removes backyard space that families would like to use. The proponent has more than enough space to plant high trees on his side of the project, and the cost would be minimal considering the scope of the whole project.

Why can't the proponent commit to planting privacy trees on the south border of the project as a way to accept and recognize that the neighbors want to continue living with a similar degree of privacy we have today?

The second area of concern is about a restriction mentioned in the Parking Justification Study Update submitted by the proponent:

"The proposed entrance will be closed on Saturdays for the observance of Shabbat, the Jewish day of rest. The closure will restrict vehicular access to the proposed residential units."

This sentence is vague and incomplete. Firstly, parking would not be allowed from every Friday evening until Saturday evening, not just the day of Saturday.

Secondly, this rule omits all Jewish holidays. There are about 13 Jewish holidays during the year in which the same parking restriction will apply (from the evening preceding the start of the holiday until the evening in which the holiday ends).

The Jewish calendar is lunar based, whereas the Gregorian calendar is solar based. Therefore, Jewish holidays fall under different days every year (it could be on weekdays or weekends).

In addition, the time in which parking will be closed on evenings depends on the sunset. In winter months this can be very early in the afternoon.

I would like to give an example to explain the gravity of this restriction.

I think it's fair to assume that a high percentage of families that will live in the building will work, as they need to pay rent.

Some members of each family may need to drive to work.

The proponent mentioned that this project would take 2 years to be built. The first Jewish holiday 2 years from now will be Passover, which will begin on the evening of Monday April 22nd.

On this specific holiday, driving in and out will be prohibited for the first 2 days. This means that a tenant that drives out for work on Monday April 22nd 2024 in the morning, will not be able to park his car inside the building until Wednesday April 24th in the evening.

It's worth noting that the City of Vaughan By-law states that "on-street parking is prohibited between 2 a.m. and 6 a.m. Unless the vehicle has a valid permit for that date, time and location."

There is no private parking in the area. Therefore, what is a tenant going to do in this situation? Should the tenant not go to work on days where the building doesn't allow vehicular access?

Will the tenant be forced to pay a parking permit to the city of Vaughan every Friday evening and Jewish holiday in which there is no drive in-out access?

Moreover, this parking restriction creates a safety hazard and is unjust to the neighboring houses.

These pictures were taken on Feb 25th, 2021 around 7pm, when there was a private event in the Synagogue:



_ Highcliffe Drive north-south view



_ Highcliffe Drive east-west view



It's important to note that the province of Ontario had been in full lockdown until 3 days before this event, and Faith-Based Organizations were allowed to be at 30% maximum capacity. In spite of this restriction, you can see how Highcliffe Drive, the street next to the Synagogue, became a one way street. This reduced road impacts emergency services such as ambulances and fire trucks. It creates decreased visibility (which is increasingly concerning considering there are many kids living in the area), and interrupts traffic flow. This is also not fair to the homeowners, who will not have easy access to their own homes.

For now, Highcliffe Drive has become a one-way street every once in a while, only for a few events, but we could now face this scenario every week of the year.

The housing crisis is impacting every sector of our society. This project is intended to help families with no access to housing in the area.

While I understand that some kind of regulation is appropriate (for example, tenants might not be allowed to smoke or have pets in property), being denied access to the parking spot for which a tenant is paying seems overreaching, and discriminates against those families that are not observant of the Jewish Shabbat or Holidays. Under the Ontario Human Rights Code, everyone has the right to equal treatment in housing without discrimination. And landlords are responsible for making sure housing environments are free from discrimination.

This is a contentious issue, and the City should request legal advice from a Human Rights perspective.

The public hearing cannot proceed until this issue is clarified and resolved.

Thank you very much for giving me this opportunity to express my questions and concerns.

Edgardo Szulstein

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